



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by REILLY DUNNAM.

CALL TO ORDER: 6:01 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

**PRESENT:** CHAIRMAN GLENN TROWBRIDGE, MEMBERS STEVEN EVANS, RICHARD TRUESDELL, BYRON GOYNES, LEO DAVENPORT, DAVID STEINMAN AND SAM DUNNAM

**STAFF PRESENT:** MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., FLINN FAGG – PLANNING & DEVELOPMENT DEPT., STEVE SWANTON – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE, CARMEL VIADO – CITY CLERK'S OFFICE



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: June 22, 2006**

**SUBJECT:**

Approval of the minutes of the May 25, 2006 Planning Commission Meeting

**MOTION:**

**EVANS - APPROVED – UNANIMOUS**

**MINUTES:**

There was no discussion.

(6:03)

**1-65**

**MOTION:**

**EVANS – Motion to STRIKE Item 39 [RQR-13440] and TABLE Item 11 [GPA-12373], Item 12 [ZON-12377], Item 13 [SUP-12376], Item 25 [VAR-13543], Item 26 [SDR-13540], Item 28 [VAR-13839] and Item 29 [SUP-11430] – UNANIMOUS**

**MINUTES:**

FLINN FAGG, Planning and Development Department, stated that the applicants for the following items requested the items be tabled or stricken. Letters are on file for each of the requests.

Item 11 [GPA-12373]	TABLED
Item 12 [ZON-12377]	TABLED
Item 13 [SUP-12376]	TABLED
Item 25 [VAR-13543]	TABLED
Item 26 [SDR-13540]	TABLED
Item 28 [VAR-13839]	TABLED
Item 29 [SUP-11430]	TABLED
Item 39 [RQR-13440]	STRICKEN

MR. FAGG noted the applicant for Item 11 [GPA-12373], Item 12 [ZON-12377] and Item 13 [SUP-12376] had requested the items be held to the 7/27/2006 Planning Commission Meeting in order to redesign the project, but as this is the third request to hold the items, staff recommended tabling them.

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and underscored the applicant's preference to hold the items to the 7/27/2006 Planning

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Discussion Items

**MINUTES – Continued:**

Commission Meeting rather than tabling the items. MARGO WHEELER, Director of Planning and Development Department, reiterated that as this is the third request to hold the items, tabling is more appropriate.

In response to COMMISSIONER EVANS' request for discussion and direction, DEPUTY CITY ATTORNEY BRYAN SCOTT explained that the Commissioners could decide to hold the items for a third time if they felt there was good cause. If they felt there was not good cause, they could table the items.

MS. WHEELER stated that staff believed that tabling would be appropriate in order to allow staff to fully analyze and renote the final plan. CHAIRMAN TROWBRIDGE supported tabling the items because the proposal is undergoing significant changes. COMMISSIONERS DUNNAM and STEINMAN concurred.

Regarding Item 25 [VAR-13543] and Item 26 [SDR-13540], the applicant had requested to table these items and staff supported that request.

Regarding Item 28 [VAR-13839] and Item 29 [SUP-11430], the applicant had requested to table the items and staff supported that request.

The applicant had requested to strike Item 39 [RQR-13440] as the business is no longer operating and staff supported that request.

(6:03 – 6:09)

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**CHAIRMAN TROWBRIDGE** announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

**ACTIONS:**

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

**CHAIRMAN TROWBRIDGE** read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.

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**CHAIRMAN TROWBRIDGE noted the Rules of Conduct.**

**PLANNING COMMISSION MEETING RULES OF CONDUCT.**

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

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**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**TMP-10998 - TENTATIVE MAP - TULLY AND SANDHILL TOWNHOMES - APPLICANT: HONDA DEVELOPMENT, LLC - OWNER: SANDHILL VILLAGE, LLC** - Request for a Tentative Map FOR A 28-UNIT TOWNHOME SUBDIVISION on 2.54 acres adjacent to the south side of Tully Avenue, approximately 300 feet east of Sandhill Road (APN 140-30-801-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone, Ward 3 (Reese).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report

**MOTION:**

**EVANS – APPROVED** subject to conditions Item 1 [TMP-10998] and Item 2 [TMP-13538]  
**– UNANIMOUS**

**This is Final Action**

**MINUTES:**

There was no discussion.

(6:09 – 6:10)

**1-272**

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 1 – TMP-10998

**CONDITIONS – Continued:**

- recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-11701).
  3. Street names must be provided in accordance with the City's Street Naming Regulations.
  4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
  5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
  6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
- Public Works
7. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of a Final Map for this site.
  8. Site development to comply with all applicable conditions of approval for ZON-11699 and all other subsequent site--related actions.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 1 – TMP-10998

**CONDITIONS – Continued:**

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

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**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**TMP-13538 - TENTATIVE MAP - CENTENNIAL 15 - APPLICANT: PULTE HOMES - OWNER: PN II, INC. - Request for a Tentative Map FOR A PROPOSED 118-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.0 acres adjacent to the south side of Centennial Parkway, approximately 340 feet west of Shaumber Road (APNs 126-25-101-001, 002, and 005), PD (Planned Development) Zone, Ward 6 (Ross).**

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Clark County School District

**MOTION:**

**EVANS – APPROVED subject to conditions Item 1 [TMP-10998] and Item 2 [TMP-13538]  
– UNANIMOUS**

**This is Final Action**

**MINUTES:**

There was no discussion.

(6:09 – 6:10)

**1-272**

**CONDITIONS:**

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 2 – TMP-13538

**CONDITIONS – Continued:**

- recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-12342) and the Centennial 15 Master Development Plan Standards.
  3. Street names must be provided in accordance with the City's Street Naming Regulations.
  4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
  5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
  6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
- Public Works
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend a public sanitary sewer stub to the parcel adjacent to the southwest corner of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

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Planning and Development Department  
Item 2 – TMP-13538

**CONDITIONS – Continued:**

8. Private streets must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
9. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
10. Show all Sight Visibility Restriction Zones (SVRZ's) and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".
11. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Site development to comply with all applicable conditions of approval for ZON-12345 and all other subsequent site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-13537 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RAINBOW STUDIOS, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 611 South Tonopah Drive (APN 139-33-302-024), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

**C.C.:** 07/19/06

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED** subject to conditions Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269] – **UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 3 – SUP-13537

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

(6:10 – 6:18)

**1-272**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under The Las Vegas Medical District Plan for Mixed Use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-13534) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-13534 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-13537 - PUBLIC HEARING - APPLICANT/OWNER: RAINBOW STUDIOS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED MIXED USE DEVELOPMENT CONSISTING OF 3,946 SQUARE FEET OF OFFICE SPACE AND 22 RESIDENTIAL UNITS on 0.69 acres at 611 South Tonopah Drive (APN 139-33-302-024), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED** subject to conditions Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269] – **UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 4 – SDR-13534

**MINUTES – Continued:**

person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

(6:10 – 6:18)

**1-272**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-13537) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/09/06, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. The technical landscape plan shall include the following changes from the conceptual landscape plan; Las Vegas Medical District 'Type B' streetscape shall be required along Tonopah Drive.

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Planning and Development Department  
Item 4 – SDR-13534

**CONDITIONS – Continued:**

6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.



PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 4 – SDR-13534

**CONDITIONS – Continued:**

Public Works

15. Construct all incomplete half-street improvements on Tonopah Drive adjacent to this site concurrent with development of this site.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. The proposed driveways and gates must be approved by the City Traffic Engineer prior to the submittal of construction plans.
18. Landscape and maintain all unimproved right-of-way on Tonopah Drive, if any, adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within the public right-of-way adjacent to this site prior to occupancy of this site.
20. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-13164 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SONGVUTH CHAROENBANPACHON - OWNER: MARIEN T. AND ARISTEDES C. PARAS -**  
Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (JEWELRY) at 1954 East Charleston Boulevard (APN 162-02-512-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**IF APPROVED: C.C.: 07/19/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

This item was under the One Vote One Motion and was brought forward for discussion upon CHAIRMAN TROWBRIDGE'S request.

FLINN FAGG, Planning and Development Department, stated this application is a request for a secondhand dealer selling jewelry at 1954 East Charleston Boulevard. The site requires some cleanup and conditions of approval have been added accordingly. The location is appropriate,

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 5 – SDR-13164

**MINUTES – Continued:**

is in compliance with standards and staff recommended approval.

PATRICK CHAROEN appeared on behalf of his father, the applicant.

JOHN MOLTER, 1941 Ballard Drive, appeared in opposition and expressed concern regarding trash and traffic. MR. FAGG explained this application was for one of the tenant spaces within the shopping center and would be accessed through the front parking lot.

COMMISSIONER EVANS requested staff provide MR. MOLTER with a copy of the conditions of approval in an attempt to ease his concerns.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:10 – 6:15/6:18 – 6:21)

**1-297/1-475**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Secondhand Dealer use.
2. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All graffiti must be removed from this site prior to the issuance of a business license.
4. All trash in the back alley of the development must be removed prior to the issuance of a business license.
5. This business shall be limited to the sale of new and used Jewelry, and associated scrap metals as defined in LVMC Chapter 6.74.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-13289 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MP PARTNERS - SUMMERLIN, LLC - OWNER: ERON ELI ELI, ET AL - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 1225 South Fort Apache Road, Suite #100 (APNs 163-05-116-003 and 004), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).**

**IF APPROVED: C.C.: 07/19/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest email by Alexander and Valerie Hamilton

**MOTION:**

**EVANS – APPROVED subject to conditions Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269] – UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 6 – SUP-13289

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

(6:10 – 6:18)

**1-272**

**CONDITIONS:**

Planning and Development

1. Prior to obtaining a Certificate of Occupancy, a barrier sufficient to prevent access to the bar area by minors shall be constructed between the bar area and the restaurant.
2. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Supper Club use.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-13478 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHIC DESIGNER BOUTIQUE - OWNER: WEST SAHARA ASSOCIATES** - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (CLOTHING) at 6378 West Sahara Avenue (APN 163-02-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**IF APPROVED: C.C.: 07/19/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letter by Carl and Marian Burrows

**MOTION:**

**EVANS – APPROVED** subject to conditions Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269] – **UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 7 – SUP-13478

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

(6:10 – 6:18)

**1-272**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Secondhand Dealer use.
2. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The sale of secondhand items shall be limited to secondhand clothing and clothing accessories.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-13501 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ELKHORN 95 PARTNERS, LLC** - Request for a Special Use Permit FOR A PROPOSED SUPPERCLUB adjacent to the east side of Durango Drive, approximately 1,100 feet south of Elkhorn Road (APN 125-20-510-011), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6 (Ross).

**IF APPROVED: C.C.: 07/19/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED** subject to conditions Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269] – **UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.



PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 8 – SUP-13501

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

(6:10 – 6:18)

**1-272**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for the Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98), Site Development Plan Review (SDR-11702), and Variance (VAR-11710) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-13555 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SHOWCASE SLOTS - OWNER: SAHARA-SAB NEVADA, L.L.C.** - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER (SLOT MACHINES FOR PERSONAL USE) at 2600 West Sahara Avenue, Suite #103 (APN 162-05-818-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**IF APPROVED: C.C.: 07/19/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED** subject to conditions Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269] – **UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 9 – SUP-13555

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

(6:10 – 6:18)

**1-272**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Secondhand Dealer use.
2. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The sale of secondhand goods shall be limited to used slot machines and related parts.
4. Gaming shall be prohibited on this site.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAC-13269 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RUTH I. POLIAK** - Petition to Vacate a portion of Shiloah Drive between Johnson Avenue and Charleston Boulevard, Ward 3 (Reese).

**SET DATE: 04/05/06**

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED** subject to conditions Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269] – **UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 10 – VAC-13269

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

CARLO POLIAK appeared on behalf of his wife, the applicant.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 3 [SUP-13537], Item 4 [SDR-13534], Item 6 [SUP-13289], Item 7 [SUP-13478], Item 8 [SUP-13501], Item 9 [SUP-13555] and Item 10 [VAC-13269].

(6:10 – 6:18)

**1-272**

**CONDITIONS:**

1. The limits of this vacation shall be the western 11 feet of Shiloah Drive south from Johnson Avenue approximately 100 feet, retaining all rights-of-way necessary for a 15-foot radius corner at the southwest corner of Shiloah Drive and Johnson Avenue. If additional right-of-way is necessary to complete the 15-foot radius corner, it shall be dedicated prior to recordation of the Order of Vacation; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. Reservation of easements for the facilities of the various utility companies together with

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 10 – VAC-13269

**CONDITIONS – Continued:**

reasonable ingress thereto and egress there from shall be provided if required.

5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. If the Order of Vacation is not recorded within one year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - GPA-12373 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LEO FLANGAS - OWNER: NEAL, LLC, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross).

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>35</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Protest letter by Richard and Betty Stewart
6. Submitted after final agenda – Protest petition of 22 signatures by Madeline Minuto and Protest petition of 12 signatures by Patricia Mahan for Item 11 [GPA-12373], Item 12 [ZON-12377] and Item 13 [SUP-12376]

**MOTION:**

**EVANS – Motion to STRIKE Item 39 [RQR-13440] and TABLE Item 11 [GPA-12373], Item 12 [ZON-12377], Item 13 [SUP-12376], Item 25 [VAR-13543], Item 26 [SDR-13540], Item 28 [VAR-13839] and Item 29 [SUP-11430] – UNANIMOUS**

**MINUTES:**

FLINN FAGG, Planning and Development Department, noted the applicant for Item 11 [GPA-12373], Item 12 [ZON-12377] and Item 13 [SUP-12376] had requested the items be held to the 7/27/2006 Planning Commission Meeting in order to redesign the project, but as this is the third request to hold the items, staff recommended tabling them.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 11 – GPA-12373

**MINUTES – Continued:**

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and underscored the applicant's preference to hold the items to the 7/27/2006 Planning Commission Meeting rather than tabling the items. MARGO WHEELER, Director of Planning and Development Department, reiterated that as this is the third request to hold the items, staff believed tabling is more appropriate.

In response to COMMISSIONER EVANS' request for discussion and direction, DEPUTY CITY ATTORNEY BRYAN SCOTT explained that the Commissioners could decide to hold the items for a third time if they felt there was good cause. If they felt there was not good cause, they could table the items.

(6:03 – 6:09)

**1-83**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - ZON-12377 - REZONING RELATED TO GPA-12373 - PUBLIC HEARING - APPLICANT: LEO FLANGAS - OWNER: NEAL, LLC, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross).**

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>35</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letter by Richard and Betty Stewart
6. Submitted after final agenda – Protest petition of 22 signatures by Madeline Minuto and Protest petition of 12 signatures by Patricia Mahan for Item 11 [GPA-12373], Item 12 [ZON-12377] and Item 13 [SUP-12376] filed under Item 11 [GPA-12373]

**MOTION:**

**EVANS – Motion to STRIKE Item 39 [RQR-13440] and TABLE Item 11 [GPA-12373], Item 12 [ZON-12377], Item 13 [SUP-12376], Item 25 [VAR-13543], Item 26 [SDR-13540], Item 28 [VAR-13839] and Item 29 [SUP-11430] – UNANIMOUS**

**MINUTES:**

FLINN FAGG, Planning and Development Department, noted the applicant for Item 11 [GPA-12373], Item 12 [ZON-12377] and Item 13 [SUP-12376] had requested the items be held to the 7/27/2006 Planning Commission Meeting in order to redesign the project, but as this is the third request to hold the items, staff recommended tabling them.

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 12 – ZON-12377

**MINUTES – Continued:**

applicant and underscored the applicant's preference to hold the items to the 7/27/2006 Planning Commission Meeting rather than tabling the items. MARGO WHEELER, Director of Planning and Development Department, reiterated that as this is the third request to hold the items, staff believed tabling is more appropriate.

In response to COMMISSIONER EVANS' request for discussion and direction, DEPUTY CITY ATTORNEY BRYAN SCOTT explained that the Commissioners could decide to hold the items for a third time if they felt there was good cause. If they felt there was not good cause, they could table the items.

(6:03 – 6:09)

**1-83**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - SUP-12376 - SPECIAL USE PERMIT RELATED TO GPA-12373 AND ZON-12377 - PUBLIC HEARING - APPLICANT: LEO FLANGAS - OWNER: NEAL, LLC, ET AL - Request for a Special Use Permit FOR PRIVATE STREETS IN CONJUNCTION WITH A PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Ross).**

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>35</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letter by Richard and Betty Stewart
6. Submitted after final agenda – Protest petition of 22 signatures by Madeline Minuto and Protest petition of 12 signatures by Patricia Mahan for Item 11 [GPA-12373], Item 12 [ZON-12377] and Item 13 [SUP-12376] filed under Item 11 [GPA-12373]

**MOTION:**

**EVANS – Motion to STRIKE Item 39 [RQR-13440] and TABLE Item 11 [GPA-12373], Item 12 [ZON-12377], Item 13 [SUP-12376], Item 25 [VAR-13543], Item 26 [SDR-13540], Item 28 [VAR-13839] and Item 29 [SUP-11430] – UNANIMOUS**

**MINUTES:**

FLINN FAGG, Planning and Development Department, noted the applicant for Item 11 [GPA-12373], Item 12 [ZON-12377] and Item 13 [SUP-12376] had requested the items be held to the 7/27/2006 Planning Commission Meeting in order to redesign the project, but as this is the third request to hold the items, staff recommended tabling them.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 13 – SUP-13269

**MINUTES – Continued:**

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and underscored the applicant's preference to hold the items to the 7/27/2006 Planning Commission Meeting rather than tabling the items. MARGO WHEELER, Director of Planning and Development Department, reiterated that as this is the third request to hold the items, staff believed tabling is more appropriate.

In response to COMMISSIONER EVANS' request for discussion and direction, DEPUTY CITY ATTORNEY BRYAN SCOTT explained that the Commissioners could decide to hold the items for a third time if they felt there was good cause. If they felt there was not good cause, they could table the items.

(6:03 – 6:09)

**1-83**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - SUP-12902 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARCHITECT GERALD GARAPICH, AIA - OWNER: SILVER STATE BANK** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THROUGH) WITH WAIVERS TO ALLOW A DRIVE-THROUGH LESS THAN 330 FEET FROM A SINGLE-FAMILY RESIDENTIAL DWELLING, AN UNSCREENED DRIVE-THROUGH ALONG ADJACENT RIGHTS-OF-WAY, AND BUILDING PLACEMENT BEHIND THE FRONT SETBACK LINE on 0.63 acres at 7125 North Durango Drive (APN 125-20-117-005), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6 (Ross).

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUEDELL – APPROVED subject to conditions – UNANIMOUS**

**NOTE: COMMISSIONER DAVENPORT disclosed he does business with Silver State Bank but does not feel a conflict and will vote.**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 14 [SUP-12902] and Item 15 [SDR-12901].

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 14 – SUP-12902

**MINUTES – Continued:**

FLINN FAGG, Planning and Development Department, explained staff recommended denial due to the proposal's close proximity to single-family dwelling and the location of the driveway.

RICHARD GALLEGOS, 3005 West Horizon Ridge Parkway, appeared on behalf of the applicant. He argued this design is preferable to the other design because it directs traffic and noise towards Durango Drive and away from the residential area. He stated a neighborhood meeting was held and that no one attended or submitted any complaints. He agreed to all conditions and requested approval.

In response to COMMISSIONER DUNNAM'S inquiry, MR. GALLEGOS stated the landscaping would be consistent throughout the development. COMMISSIONER DUNNAM suggested increasing the landscaping along Durango Drive to minimize the visual impact of the queuing vehicles from the road.

In response to CHAIRMAN TROWBRIDGE'S inquiry regarding a condition requiring the drive-through to be screened, MR. FAGG confirmed that the request to allow an unscreened drive-through would be negated.

COMMISSIONER TRUESDELL requested clarification regarding screening, MR. FAGG stated that screening did not meet the intent of the Town Center Standards which were meant to encourage pedestrian activity, but that screening would provide enhancement to Durango Drive and protection to the pedestrians.

MARGO WHEELER, Director of Planning and Development Department, clarified the wording for the condition requiring the drive-through be screened and MR. GALLEGOS agreed to the amendment.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 14 [SUP-12902] and Item 15 [SDR-12901].

(6:52 – 7:01)  
**1-1749**

**CONDITIONS:**

Planning and Development

1. Conformance to all Minimum Requirements outlined in the "Development Uses" section Town Center Development Standards Manual for the Financial Institution, General (with a Drive-Through).

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 14 – SUP-12902

**CONDITIONS – Continued:**

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-12901) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - SDR-12901 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-12902 - PUBLIC HEARING - APPLICANT: ARCHITECT GERALD GARAPICH, AIA - OWNER: SILVER STATE BANK** - Request for a Site Development Plan Review FOR A PROPOSED 2,367 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THROUGH) WITH WAIVERS FROM TOWN CENTER BUILD-TO REQUIREMENTS, AND TO ALLOW A ONE-STORY BUILDING WITHIN THE UC-TC (URBAN CENTER MIXED USE-TOWN CENTER) DESIGNATION WHERE TWO-STORIES IS THE MINIMUM ALLOWED on 0.63 acres at 7125 North Durango Drive (APN 125-20-117-005), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6 (Ross).

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESDELL – APPROVED** subject to conditions and adding the following condition:

- The drive-through lane shall be fully screened by wall and landscaping to ensure queued car lights are not visible to oncoming traffic.
- UNANIMOUS

**NOTE: COMMISSIONER DAVENPORT** disclosed he does business with Silver State Bank but does not feel a conflict and will vote.

To be heard by the City Council on 7/19/2006



PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 15 – SUP-12901

**MINUTES:**

NOTE: See Item 14 [SUP-12902] for all related discussion.

(6:52 – 7:01)

**1-1749**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-12901) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, , date stamped 04/10/06, and building elevations date stamped 6/6/06 except as amended by conditions herein.
4. A Waiver from Town Center build-to standards and minimum height requirement is hereby approved, to allow a 16.8 front yard setback where 15 feet is the maximum allowed, and to allow a one story structure where two stories is the minimum allowed within the UC-TC (Urban Center Mixed Use-Town Center) designation.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 15 – SUP-12901

**CONDITIONS – Continued:**

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed on site circulation layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Comply with the recommendations of the Traffic Engineering Representative, including the installation of on site directional signage as required.
15. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
16. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-4935, the Durango Elkhorn Commercial Center and all other applicable site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - VAR-12782 - VARIANCE - PUBLIC HEARING - APPLICANT: JAMES E. STROH - OWNER: NORTHBROOKE, LLC, ET AL** - Request for a Variance TO ALLOW 361 PARKING SPACES WHERE 412 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED CHURCH/HOUSE OF WORSHIP on 7.84 acres at 4275, 4285, 4295, 4305, 4315, 4325, and 4335 North Rancho Drive (APNs 138-02-712-005, 006, 007, 009, 010, 011 and 012), C-2 (General Commercial) Zone, Ward 6 (Ross).

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**DAVENPORT – APPROVED** subject to conditions and adding the following condition:

– Those office uses not having certificates of occupancy as of June 22, 2006 will only be open from 8 a.m. to 6 p.m., Monday through Saturday.

Motion carried with EVANS, GOYNES and DAVENPORT voting NO

To be heard by the City Council on 7/19/2006

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, stated staff is recommending denial because of concerns with the intensity of proposed uses and the lack of available parking for the

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 16 – VAR-12782

**MINUTES – Continued:**

uses.

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He explained the parking situation is very similar to a mixed-use project with the various uses utilizing the parking lot at different times. He briefly went over a parking study which MARGO WHEELER, Director of Planning and Development Department, noted had not been submitted. COMMISSIONER EVANS suggested that the study should have been submitted to staff prior to the meeting and ATTORNEY CELESTE concurred. ATTORNEY CELESTE emphasized there was little parking interaction between the different uses and that each use's parking needs were easily met.

COMMISSIONER TRUESDELL stated he could support the application if the applicant agreed to limit the office hours to weekdays in order increase available parking for the church on Sunday. ATTORNEY CELESTE explained that the offices had some hours on Saturday, that the restaurants were open on the weekends and that the church did meet primarily on Sunday.

CHAIRMAN TROWBRIDGE observed that a large portion of the church area was not accounted for in the parking requirements. ATTORNEY CELESTE explained the non-sanctuary portion of the church space was intended for multi-purpose rooms, for use as meeting and classroom space. He emphasized the space would be used primarily on Sundays. CHAIRMAN TROWBRIDGE requested clarification regarding the applicant's letter which referenced some weekday use. ATTORNEY CELESTE replied that the church's weekday use would take place after typical office hours.

COMMISSIONER STEINMAN expressed his support since he observed parking was not an issue and he felt the church was an appropriate use.

COMMISSIONER EVANS stated it was odd that the majority of the church area was being used for meeting space and not sanctuary space.

In response to COMMISSIONER EVANS' inquiry, DEPUTY CITY ATTORNEY BRYAN SCOTT explained that any future use that was less intense than a church use would not be required to request another variance while any use that is more intense would be required to return to the Commissioners for approval.

COMMISSIONER DAVENPORT observed that the shopping center is not completely leased at this time and, with the current uses, is already under-parked. ATTORNEY CELESTE clarified that the shopping center could potentially be under-parked when it is completely leased, but it has sufficient parking as it is currently leased.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 16 – VAR-12782

**MINUTES – Continued:**

MARGO WHEELER, Director of Planning and Development, suggested adding a condition prohibiting office hours on Saturdays and Sundays which would prevent the offices and the church from utilizing the parking at the same time. COMMISSIONER DUNNAM expressed his support if the applicant would agree to the additional condition. ATTORNEY CELESTE stated he did not have the authority to agree to the additional condition and reiterated he did have the authority to accept a condition limiting the use to church use only.

DEPUTY CITY ATTORNEY SCOTT stated the Commissioners could not restrict hours of operation already in effect, but could craft a condition restricting the future tenants' hours of operation. He also observed that accepting the applicant's offer to limit the use to church use only would not enable the City to effectively regulate the parking at the site.

COMMISSIONER DAVENPORT, MS. WHEELER and DEPUTY CITY ATTORNEY SCOTT crafted an additional condition restricting the hours for future tenants.

COMMISSIONER EVANS explained he would not support this application because ATTORNEY CELESTE was unable to agree to the additional condition.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(7:01 – 7:26)

**1-2145**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0137-94) and the related extensions shall be required.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, or if required, upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - VAR-13203 - VARIANCE - PUBLIC HEARING - APPLICANT: TUFF SHED, INC. - OWNER: KEVIN L. SMITH** - Request for a Variance TO ALLOW A 19-FOOT, 2-INCH PROPOSED ACCESSORY STRUCTURE THAT EXCEEDS THE HEIGHT OF THE 10 FOOT, 6-INCH MAIN DWELLING on 0.17 acres at 4217 West Oakey Boulevard (APN 162-06-710-010), R-1 (Single Family Residence) Zone, Ward 1 (Tarkanian).

**P.C.: FINAL ACTION (unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>2</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
7. Protest letters by Atsuko Koga and Mike McCaw

**MOTION:**

**EVANS – APPROVED** subject to conditions and amending Condition 1 as follows:

1. The approval is for substantial conformance to the plans date-stamped June 13, 2006, for a structure with a maximum height of 12 feet 6 inches.  
– UNANIMOUS with TRUESEDELL not voting

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, stated this is a revised structure which is shorter than the original structure at 19 feet, 2 inches. While this revised structure is 12 feet, 6 inches tall, it remains a self-imposed hardship and staff recommended denial.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 17 – VAR-13203

**MINUTES – Continued:**

VALERIE LIVENGOOD, 1592 Mapleleaf Street, and TODD HARGROVE with Tuff Shed appeared on behalf of the applicant. As suggested by the Commissioners, the applicant had come up with a new design which was invisible from the street.

COMMISSIONER EVANS noted the protests included in the backup materials pertained to the original design and not the new design. In response to COMMISSIONER EVANS' inquiry, MR. HARGROVE explained that his company abides by all the setback requirements of each particular parcel and assembles each storage unit on-site. COMMISSIONER EVANS thanked the applicant for seeking permits and redesigning the proposal.

MARGO WHEELER, Director of Planning and Development Department, clarified the condition addressing the height to reflect the new design.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(7:01 – 7:26)

**1-2145**

**CONDITIONS:**

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - SUP-12936 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: U-HAUL REAL ESTATE COMPANY** - Request for a Special Use Permit TO RAISE THE HEIGHT OF AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE 30 FEET ABOVE THE HEIGHT OF THE U.S. 95 FREEWAY (OR 55 FEET) on a portion of 1.01 acres at 2021 West Bonanza Road (APNs 139-28-401-001 and 023), C-2 (General Commercial) Zone, Ward 5 (Weekly).

**NOTE: THE REQUEST IS BEING AMENDED TO RAISE THE HEIGHT OF AN EXISTING OFF-PREMISE ADVERTISING (BILLBORD) SIGN TO BE 26 FEET ABOVE THE HEIGHT OF THE U.S. 95 FREEWAY (OR 70 FEET) AND APN 139-28-401-001 SHOULD BE DELETED**

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED** subject to conditions and adding the following condition:

- LED displays will not be permitted.
- UNANIMOUS

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.



PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 18 – SUP-12936

**MINUTES – Continued:**

STEVE SWANTON, Planning and Development Department, explained the request for the increased height of the billboard is within Title 19 requirements and would not negatively impact the adjacent properties. He recommended approval.

ATTORNEY KURT LAMBETH, 9960 West Cheyenne Avenue, and ROD CARTER, 2880 Mead Avenue, appeared on behalf of the applicant. ATTORNEY LAMBETH requested relief from Condition 3 which requires a two-year review since a review is not required for the existing billboard and requiring a review would be in violation of the Nevada Revised Statutes (NRS).

CHAIRMAN TROWBRIDGE observed that the applicant could leave the billboard at its current height and not be subjected to a review, or accept the two-year review and raise the billboard's height.

DEPUTY CITY ATTORNEY BRYAN SCOTT explained a condition within the NRS which provides that if the City requires the removal of a nonconforming billboard, the City would provide compensation for the billboard. He clarified that modification of an existing bill board requires a special use permit. By requesting to increase the height, the applicant would need a Special Use Permit which requires a two-year review. The NRS provision would no longer apply.

COMMISSIONER DAVENPORT stated he could support this application if the applicant would agree to not install LED displays or install shielding to protect the residents. MR. CARTER pointed out this billboard is within a U-Haul parking lot, but was willing to accept whatever conditions the Commissioners choose to impose.

In response to CHAIRMAN TROWBRIDGE'S inquiry, ATTORNEY LAMBETH stated this billboard would be static.

COMMISSIONER TRUESDELL stated he could support this application if the billboard could be screened in order to avoid visual blight from below. MR. CARTER explained no plans were in place to make the billboard more aesthetically pleasing from below and requiring shielding would be a waste since no one would be affected. COMMISSIONER TRUESDELL encouraged efforts to make billboards more visually pleasing as their height and the freeways' height increases, especially since this action might encourage other billboards to increase their height.

MR. CARTER was unable to tell COMMISSIONER STEINMAN the exact age of the subject billboard but did reassure him that the billboard would be able to handle the extra height.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 18 – SUP-12936

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.  
(7:33 – 7:48)

**2-63**

**CONDITIONS:**

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Obtainment of all necessary permits and inspections for reconstruction of the sign.
3. This Special Use Permit shall be reviewed in two (2) years, at which time the City Council may require that the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.
4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. The property owner shall also keep the property properly maintained. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
5. Only one advertising sign is permitted per sign face.
6. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
7. Bird deterrent devices shall be installed on the sign.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**ZON-13520 - REZONING - PUBLIC HEARING - APPLICANT: RED VISTA DEVELOPMENT - OWNER: JONES ESTATES DEVELOPMENT, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 2.56 acres at 5020 North Jones Boulevard (APN 125-36-302-001), Ward 6 (Ross).**

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>2</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUEDELL – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 19 [ZON-13520], Item 20 [WVR-13523], Item 21 [VAR-13521] and Item 22 [SDR-13524].

STEVE SWANTON, Planning and Development Department, supported these applications as the lot sizes and density are similar to existing residential developments in the surrounding area. The requested waiver is reasonable and will not cause traffic conflicts, and since the parcel is an infill piece, the variance is warranted.

STEPHANIE NELSON, 6402 McCleod Drive, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 19 – ZON-13520

**MINUTES – Continued:**

JIM CLICKNER, 5925 Rosada Way, and CHARLOTTE LEE, 5771 Rosada Way, appeared in opposition. MR. CLICKNER requested that the property's zoning remain Rural Estates.

MS. NELSON apologized for not informing the neighbors about this project, stating the applicant had considered the notices sent out by the City to be sufficient. She emphasized the applicant's willingness to work with the neighbors. She agreed to COMMISSIONER DAVENPORT'S condition to limit the homes to single-story to protect the adjacent neighbors.

COMMISSIONER DUNNAM observed that COUNCILMAN ROSS lives within the notice area and suggested the applicant meet with him before these items go before City Council.

COMMISSIONER TRUESDELL stated his support and agreed with staff's recommendation that the project is appropriate and compatible with the existing development.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 19 [ZON-13520], Item 20 [WVR-13523], Item 21 [VAR-13521] and Item 22 [SDR-13524].

(7:48 – 8:16)

**2-508**

**CONDITIONS:**

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-13524) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements, including appropriate transitional paving, on Rosada Way adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
4. Remove all substandard public street improvements and unused driveway cuts on Jones Boulevard adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 19 – ZON-13520

**CONDITIONS – Continued:**

5. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**WVR-13523 - WAIVER RELATED TO ZON-13520 - PUBLIC HEARING - APPLICANT: RED VISTA DEVELOPMENT - OWNER: JONES ESTATES DEVELOPMENT, LLC - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 194 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 2.56 acres at 5020 North Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).**

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESDELL – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

**NOTE:** See Item 19 [ZON-13520] for all related discussion.

(7:48 – 8:16)

**2-508**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13520),

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 20 – WVR-13523

**CONDITIONS – Continued:**

Variance (VAR-13521), and Site Development Plan Review (SDR-13524) shall be required.

2. This Waiver shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-13521 - VARIANCE RELATED TO ZON-13520 AND WVR-13523 - PUBLIC HEARING - APPLICANT: RED VISTA DEVELOPMENT - OWNER: JONES ESTATES DEVELOPMENT, LLC - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 2.56 ACRES WHERE A MINIMUM OF 5.00 ACRES IS REQUIRED at 5020 North Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).**

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESDELL – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

**NOTE:** See Item 19 [ZON-13520] for all related discussion.

(7:48 – 8:16)

**2-508**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13520),



PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 21 – VAR-13521

**CONDITIONS – Continued:**

Waiver (WVR-13523), and Site Development Plan Review (SDR-13524) shall be required.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-13524 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13520, WVR-13523 AND VAR-13521 - PUBLIC HEARING - APPLICANT: RED VISTA DEVELOPMENT - OWNER: JONES ESTATES DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A PROPOSED FOUR-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.56 acres at 5020 North Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).**

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESDELL – APPROVED subject to conditions and adding the following condition:**

- The two lots along the easterly side of the development shall be limited to single-story homes only.
- UNANIMOUS

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

**NOTE:** See Item 19 [ZON-13520] for all related discussion.

(7:48 – 8:16)

**2-508**

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 22 – SDR-13524

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13520), WVR (13523) and a Variance (VAR-13521) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site/landscape plan date stamped 06/08/06, and with floor plans and building elevations date stamped 05/09/06, except as amended by conditions herein.
4. The standards for this development shall include a minimum lot size of 16,509 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 10 feet on the side, 15 feet on the corner side, and 20 feet in the rear.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 22 – SDR-13524

**CONDITIONS – Continued:**

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. This site plan, as submitted, shall not be gated, as there is insufficient space for a turn-around as required by Standard Drawing 222A.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-13520 and all other applicable site-related actions.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-13498 - VARIANCE - PUBLIC HEARING - APPLICANT: THE KIDS ROOM - OWNER: GLENBART PROPERTIES, LLC** - Request for a Variance TO ALLOW A ZERO-FOOT SETBACK IN THE SIDE YARD AREA WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED on 0.55 acres at 2101 South Rainbow Boulevard (APN 163-03-704-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 23 [VAR-13498] and Item 24 [SDR-13497].

FLINN FAGG, Planning and Development Department, stated the applicant is proposing to build an addition in line with the existing building which has a zero-foot side yard setback. Staff recommended support of both applications as the criteria for the variance have been met.

BART ANDERSON, Public Works Department, explained staff would like to amend Condition 12 of Item 24 [SDR-13497] and read the amended condition.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 23 – VAR-13498

**MINUTES – Continued:**

ALAN JESKEY, 102 Mayflower Avenue, appeared on behalf of the applicant and asked for clarification of the change to Condition 12. MR. ANDERSON explained that if the existing sidewalk, curb and gutter are damaged during construction, the City is asking the applicant to replace the damaged panels so the sidewalk does not become a hazard. MR. JESKEY agreed to the amended condition.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 23 [VAR-13498] and Item 24 [SDR-13497].

(8:29 – 8:33)

**2-1208**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-13497) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-13497 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-13498 - PUBLIC HEARING - APPLICANT: THE KIDS ROOM - OWNER: GLENBART PROPERTIES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 3,225 SQUARE FOOT ACCESSORY STORAGE ADDITION TO AN EXISTING COMMERCIAL BUILDING on 0.55 acres at 2101 South Rainbow Boulevard (APN 163-03-704-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).**

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**GOYNES – APPROVED** subject to conditions and amending Condition 12 as follows:

**12. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.**

**– UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

**NOTE:** See Item 23 [VAR-13498] for all related discussion.

(8:29 – 8:33)

**2-1208**

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 24 – SDR-13497

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-13498) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 05/25/06 and landscape plan, and building elevations, date stamped 05/08/06, except as amended by conditions herein.
4. The handicapped parking spaces shall be re-striped to meet current City of Las Vegas standards prior to the issuance of a building permit.
5. The removal of all razor wire will be required prior to the issuance of a building permit.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize



PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 24 – SDR-13497

**CONDITIONS – Continued:**

downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-13543 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL P. WATSON** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF FIVE FEET WHERE AN 81-FOOT SETBACK IS THE MINIMUM SETBACK REQUIRED on 0.16 acres at 705 West Adams Avenue (APN 139-27-210-119), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends this item be **TABLED**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

**MOTION:**

**EVANS – Motion to STRIKE Item 39 [RQR-13440] and TABLE Item 11 [GPA-12373], Item 12 [ZON-12377], Item 13 [SUP-12376], Item 25 [VAR-13543], Item 26 [SDR-13540], Item 28 [VAR-13839] and Item 29 [SUP-11430] – UNANIMOUS**

**MINUTES:**

Regarding Item 25 [VAR-13543] and Item 26 [SDR-13540], the applicant had requested to table these items and staff supported that request.

(6:03 – 6:09)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-13540 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-13543 - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL P. WATSON** - Request for a Site Development Plan Review FOR A PROPOSED FOUR-UNIT APARTMENT COMPLEX AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.16 acres at 705 West Adams Avenue (APN 139-27-210-119), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends this item be **TABLED**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

**MOTION:**

**EVANS – Motion to STRIKE Item 39 [RQR-13440] and TABLE Item 11 [GPA-12373], Item 12 [ZON-12377], Item 13 [SUP-12376], Item 25 [VAR-13543], Item 26 [SDR-13540], Item 28 [VAR-13839] and Item 29 [SUP-11430] – UNANIMOUS**

**MINUTES:**

Regarding Item 25 [VAR-13543] and Item 26 [SDR-13540], the applicant had requested to table these items and staff supported that request.

(6:03 – 6:09)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**VAR-13587 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANIEL TURNER AND MARCIA LYNNE TURNER** - Request for a Variance TO ALLOW A SEVEN-FOOT BLOCK WALL WHERE FOUR FEET (TOP TWO FEET 50 PERCENT OPEN) IS THE MAXIMUM PERMITTED IN THE FRONT YARD on 0.48 acres at 1301 Birch Street (APN 162-04-210-009), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>1</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**STEINMAN – APPROVED subject to conditions – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARGO WHEELER, Director of Planning and Development Department, stated she lives within the notice area and would not participate in the analysis.

FLINN FAGG, Planning and Development Department, explained that the Code defines the front yard of the home as the yard facing Waldman Avenue, but that the front door actually faces Birch Street. The applicant is requesting to have a six and a half foot tall block wall placed along Waldman Avenue with a short wall placed along Birch Street. As the criteria for the

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 27 – VAR-13587

**MINUTES – Continued:**

variance have not been met, staff recommended denial.

MARCIA TURNER appeared and stated the design of the wall is compatible with the neighborhood. She pointed out the support of the homeowners association and her adjacent neighbors and respectfully requested approval.

COMMISSIONER STEINMAN expressed his support, observing that this wall would be appropriate for the neighborhood and would not create a visual problem at the intersection of Birch Street and Waldman Avenue.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:33 – 8:39)

**2-1342**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to a revised wall building permit shall be required.
2. This approval shall be void one year from the date of final City Council approval. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. The proposed fencing and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. Only the lower two feet may be solid within the sight zones. The Traffic Engineer shall have final approval of the proposed fence and access gate location to ensure that sight visibility requirements are adequately met.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**VAR-13839 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EDDIE AND TRACI ROBERTS** - Request for a Variance TO ALLOW AN ACCESSORY HABITABLE STRUCTURE TO HAVE A FLOOR AREA GREATER THAN 50 PERCENT OF THE FLOOR AREA OF THE PRINCIPAL STRUCTURE at 7005 Via Campanile Avenue (APN 125-15-711-030, R-E (Residence Estates) zone, Ward 6 (Ross).

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**6**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest phone log

**MOTION:**

**EVANS – Motion to STRIKE Item 39 [RQR-13440] and TABLE Item 11 [GPA-12373], Item 12 [ZON-12377], Item 13 [SUP-12376], Item 25 [VAR-13543], Item 26 [SDR-13540], Item 28 [VAR-13839] and Item 29 [SUP-11430] – UNANIMOUS**

**MINUTES:**

Regarding Item 28 [VAR-13839] and Item 29 [SUP-11430], the applicant had requested to table the items and staff supported that request.

(6:03 – 6:09)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SUP-11430 - SPECIAL USE PERMIT RELATED TO VAR-13839 - PUBLIC HEARING - APPLICANT/OWNER: EDDIE AND TRACI ROBERTS** - Request for a Special Use Permit FOR A PROPOSED 3,306 SQUARE-FOOT HABITABLE STRUCTURE at 7005 Via Campanile Avenue (APN 125-15-711-030), R-E (Residence Estates) Zone, Ward 6 (Ross).

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>5</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends this item be **TABLED**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Protest phone log

**MOTION:**

**EVANS – Motion to STRIKE Item 39 [RQR-13440] and TABLE Item 11 [GPA-12373], Item 12 [ZON-12377], Item 13 [SUP-12376], Item 25 [VAR-13543], Item 26 [SDR-13540], Item 28 [VAR-13839] and Item 29 [SUP-11430] – UNANIMOUS**

**MINUTES:**

Regarding Item 28 [VAR-13839] and Item 29 [SUP-11430], the applicant had requested to table the items and staff supported that request.

(6:03 – 6:09)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☐

**DISCUSSION**

**SUBJECT:**

**SUP-13536 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: KYLE ACQUISITION GROUP, LLC** - Request for a Special Use Permit FOR A PROPOSED ELECTRIC UTILITY SUBSTATION approximately 560 feet west of Hualapai Way and 890 feet north of Grand Teton Drive (a portion of APN 126-12-000-001), U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Master Plan Designation], Ward 6 (Ross).

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESDELL – APPROVED subject to conditions – UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 30 [SUP-13536] and Item 31 [SDR-13535].

FLINN FAGG, Planning and Development Department, stated this proposal is consistent with a recently approved general plan amendment and includes a request for a waiver to permit a higher wall in order to screen the equipment. Staff recommended approval of both items.

ATTORNEY LIZ BARNETT, 3800 Howard Hughes Parkway, appeared on behalf of the



PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 30 – SUP-13536

**MINUTES – Continued:**

applicant and respectfully requested approval.

BART ANDERSON, Public Works Department, amended Condition 16 for Item 31 [SDR-13535] to make the meaning clearer. ATTORNEY BARNETT agreed to the amended condition and received confirmation from MR. ANDERSON that Conditions 10 and 11 had been changed as agreed by staff and the applicant.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 30 [SUP-13536] and Item 31 [SDR-13535].

(8:39 – 8:43)

**2-1553**

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-13535) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

**SDR-13535 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-13536 - PUBLIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: KYLE ACQUISITION GROUP, LLC - Request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION on 4.09 acres approximately 560 feet west of Hualapai Way and 890 feet north of Grand Teton Drive (a portion of APN 126-12-000-001), U (Undeveloped) Zone [TND (Traditional Neighborhood Development) Master Plan Designation], Ward 6 (Ross).**

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.  
City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUESDELL – APPROVED subject to conditions and amending Condition 16 as follows:**

**16. Applicant shall coordinate with adjacent developments and City of Las Vegas on locations of proposed roadway intersections and streetlight locations for power pole placement. Sight visibility shall be maintained at all intersections. Applicant shall design clearance between power lines with proposed street lights, traffic signal luminaries, and traffic signal mast arms as set forth by the National Electrical Safety Code section on clearance requirements for construction and maintenance. Clearances shall be designed without deviation from standards heights as set forth as per CCA USD 301, 302, 303, 304, 305, 306, 307, 404.406, 404.412. Proposed poles centerline offsets shall take into account proposed Clark County Standard Drawings 201.1 and 234.1 at intersections of 100-foot rights-of-way with 100-foot and 80-foot rights-of-way. Applicant shall design proposed**

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 31 – SUP-13535

**MOTION – Continued:**

pole foundation to avoid conflicts with future traffic signal infrastructure and equipment. The City Traffic Engineer shall approve the location of proposed power poles and power line height clearances shown on the construction plans prior to final approval. Powerlines and power poles constructed as part of the Gateway Substation project that conflict with City approved construction plans shall be corrected by Nevada Power Company at the direction of the City of Las Vegas Public Works Director within a time frame determined by the City of Las Vegas Public Works Director.

– UNANIMOUS

To be heard by the City Council on 7/19/2006

**MINUTES:**

NOTE: See Item 30 [SUP-13536] for all related discussion.

(8:39 – 8:43)

2-1553

**CONDITIONS:**

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-13536) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/08/06, except as amended by conditions herein.
4. A Waiver from the maximum wall height requirement as stipulated in Title 19.08.050.D is hereby approved, to allow a 14-foot high perimeter wall where eight feet is the maximum wall height allowed. The wall elevations shall be redesigned and resubmitted to the Planning and Development Department to depict at least 20% contrasting materials as stipulated in the Zoning Code.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 31 – SDR-13535

**CONDITIONS – Continued:**

6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Any on-site security lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. No right-of-way dedication will be accepted at this time and no dedications shown on this Site Development Plan Review will be entitled. Approval of this site plan by the City Council does not guarantee that the right-of-way location and width as shown will be accepted for dedication by the City of Las Vegas. Provide a comprehensive access plan depicting proposed right-of-way adjacent to this site and connecting this site to the nearest public street right-of-way prior to the issuance of any permits (unless right-of-way has been previously dedicated). This comprehensive plan must be approved the City Engineer; all right-of-way or easements adjacent to this site and required to gain legal access to this site from the nearest existing right-of-way shall be dedicated and/or granted prior to the issuance of any permits.
11. Construct half-street improvements, including appropriate overpaving if legally able, at a location approved by the City Engineer through a “comprehensive access plan”, adjacent to this site concurrent with development of this site or in accordance with the adjacent master plan development construction schedule approved by the City Engineer. In addition, provide a minimum of two lanes of paved, legal access to this site that connects to existing constructed public street right-of-way concurrent with development of this site.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 31 – SDR-13535

**CONDITIONS – Continued:**

- Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of permanent hard surfacing (asphalt or concrete).
12. Prior to the submittal of construction drawings provide a plan depicting the power pole route, including easement widths, from the nearest existing power pole and/or facility to the substation proposed with this Site Plan.
  13. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site concurrent with construction of public roadway improvements.
  14. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
  15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
  16. Applicant shall coordinate with adjacent developments and City of Las Vegas on locations of proposed roadway intersections and streetlight locations for power pole placement. Sight visibility shall be maintained at all intersections. Applicant shall design clearance between power lines with proposed street lights, traffic signal luminaries, and traffic signal mast arms as set forth by the National Electrical Safety Code section on clearance requirements for construction and maintenance. Clearances shall be designed without deviation from standards heights as set forth as per CCA USD 301, 302, 303, 304, 305, 306, 307, 404.406, 404.412. Proposed poles centerline offsets shall take into account proposed Clark County Standard Drawings 201.1 and 234.1 at intersections of 100-foot rights-of-way with 100- foot

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 31 – SDR-13535

**CONDITIONS – Continued:**

and 80-foot rights-of-way. Applicant shall design proposed pole foundation to avoid conflicts with future traffic signal infrastructure and equipment. Conflicting powerlines and poles shall be corrected by Nevada Power Company at the direction of the City of Las Vegas Public Works Director within a time frame determined by the City of Las Vegas Public Works Director. The City Traffic Engineer shall approve the location of proposed power poles and power line height clearances shown on the construction plans prior to final approval.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-13376 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: NORIKO TAKADA DBA QUALIFIED DOMESTIC TRUST** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**IF APPROVED: C.C.: 07/19/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**DAVENPORT – DENIED – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

STEVE SWANTON, Planning and Development Department, explained this proposal meets all Title 19 requirements but is proposed in an area without existing billboards. A similar application was previously denied by both the Planning Commission and the City Council because it was deemed incompatible with the area. Staff continued to recommend denial.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 32 – SUP-13376

**MINUTES – Continued:**

ANDY BILANZICH, 1775 Warm Springs Road, appeared on behalf of the applicant and explained that two billboards had been approved in the general vicinity and he was attempting to gain approval for this billboard.

COMMISSIONER DAVENPORT stated this application had been denied a year ago and that the area has not sufficiently changed to warrant approval at this time.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:43 – 8:46)

**2-1737**



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-13381 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD.** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1110 South Rainbow Boulevard (APN 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**IF APPROVED: C.C.: 07/19/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**DAVENPORT – DENIED – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

STEVE SWANTON, Planning and Development Department, explained this proposal meets all Title 19 requirements but numerous on-premise signage and a billboard already exist on the property. An additional billboard would add visual clutter; therefore, staff recommended denial.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 33 – SUP-13381

**MINUTES – Continued:**

ANDY BILANZICH, 1775 Warm Springs Road, appeared on behalf of the applicant and pointed out this application meets all Title 19 requirements. He stated the property owner would be willing to remove the existing LED display in order to allow the billboard.

COMMISSIONER DAVENPORT stated that the area has not sufficiently changed to warrant approval at this time.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:46 – 8:49)

**2-1857**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-13383 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: MUSTANG MAN, LLC.** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**IF APPROVED: C.C.: 07/19/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **DENIAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**STEINMAN – DENIED – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

STEVE SWANTON, Planning and Development Department, explained this proposal meets all Title 19 requirements but is proposed in an area without existing billboards. A similar application was previously denied by both the Planning Commission and the City Council because it was deemed incompatible with the area. Staff continued to recommend denial.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 34 – SUP-13383

**MINUTES – Continued:**

ANDY BILANZICH, 1775 Warm Springs Road, appeared on behalf of the applicant and pointed out this application meets all Title 19 requirements. He respectfully disagreed with staff and described existing billboards in the general vicinity.

MR. BILANZICH informed DEPUTY CITY ATTORNEY BRYAN SCOTT and COMMISSIONER STEINMAN that billboards had been approved for this area after his application's denial and listed their locations. COMMISSIONER STEINMAN observed that during his tenure as a Commissioner, the City and the Planning Commission had been very consistent in slowing the spread of billboards.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:49 – 8:53)

**2-1951**

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-13525 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS VALLEY TREATMENT CENTER - OWNER: MRZ MANAGEMENT, LLC** - Request for a Special Use Permit FOR A PROPOSED FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 1835 East Charleston Boulevard, Suite #101 (APN 139-35-814-012), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

**IF APPROVED: C.C.: 07/19/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – APPROVED subject to conditions and adding the following condition:**

- There shall be a review within one year of the issuance of the business license in a public hearing before the Planning Commission.
- UNANIMOUS

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

STEVE SWANTON, Planning and Development Department, stated this proposal would allow a drug treatment center on the subject property. He noted the site is parking impaired, but the

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 35 – SUP-13525

**MINUTES – Continued:**

number of parking spaces on the site does appear to be adequate to serve the needs of the current uses and staff recommended approval.

STEVEN ZEITLIN, 1835 East Charleston Boulevard, appeared on behalf of the applicant and agreed to all conditions.

In response to COMMISSIONER DAVENPORT’S inquiry, MR. ZEITLIN explained that most patients would be at the facility for 40 minutes to an hour.

COMMISSIONER EVANS observed that there are no appropriate places for drug treatment facilities but acknowledge the need for them. He expressed his support as this proposal meets all zoning requirements, but requested an additional condition requiring a one-year review. MARGO WHEELER, Director of Planning and Development Department, clarified the wording for the additional condition.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:53 – 8:57)

**2-2146**

**CONDITIONS:**

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Hours of operation shall be Monday through Saturday, 6:00 a.m. to 3:00 p.m.
3. The premises shall be maintained at all times. Failure to properly maintain the premises may be grounds for revocation of a business license.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SUP-13541 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NELLIS OWENS 48, LLC - OWNER: KC PROPCO HOLDING I, LLC - Request for a Special Use Permit FOR A PROPOSED PET BOARDING ESTABLISHMENT at 3223 North Rainbow Boulevard (APN 138-10-804-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).**

**IF APPROVED: C.C.: 07/19/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>1</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**DAVENPORT – APPROVED subject to conditions and adding the following conditions:**

- There shall be a review within one year of the issuance of the business license in a public hearing before the Planning Commission.
- All dogs shall be indoors after 6 p.m. daily.
- Motion carried with GOYNES and STEINMAN voting NO.

**NOTE: An initial motion by STEINMAN to DENY failed with TROWBRIDGE, EVANS, TRUESDELL, DAVENPORT and DUNNAM voting NO**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 36 – SUP-13541

**MINUTES – Continued:**

STEVE SWANTON, Planning and Development Department, explained the proposal would provide boarding for dogs only. The use meets all conditions of approval as all pens will be enclosed in order to avoid a noise or odor nuisance. While the parking lot is deficient one space, the applicant has agreed re-stripe the parking lot to meet Code requirements prior to obtaining the Certificate of Occupancy. Therefore, staff recommended approval.

NELSON TRESSLER, 3930 Howard Hughes Parkway, appeared on behalf of the applicant.

DON CHASE, 6690 Atwood Avenue, appeared in opposition because it is inappropriate and disruptive to the area. He stated he was concerned with increased traffic and unwelcome noise and odor related to the running of a dog boarding facility. He informed COMMISSIONER DUNNAM that he had been a resident of the area since 1994.

COMMISSIONER STEINMAN concurred with MR. CHASE'S sentiments and was not satisfied with MR. TRESSLER'S argument that the impacts to the neighborhood would be very similar to the impacts of a child care facility. MR. TRESSLER briefly described the project and emphasized that efforts would be made to keep barking and odor to a minimum.

After COMMISSIONER STEINMAN'S motion failed, COMMISSIONER TRUESDELL suggested adding a one-year review to COMMISSIONER DAVENPORT'S motion. MARGO WHEELER clarified the wording for the added condition and also crafted an additional condition requiring the dogs be indoors after 6 p.m. MR. TRESSLER accepted the additional conditions.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:57 – 9:10)

**2-2320**

**CONDITIONS:**

Planning and Development

1. The parking area shall be re-striped to meet Title 19 requirements prior to the issuance of a Certificate of Occupancy for the building on this site.
2. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for the Pet Boarding use.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 36 – SUP-13541

**CONDITIONS – Continued:**

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**MSP-13599 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: EDMOND TOWN CENTER, LLC** - Request for a Master Sign Plan FOR A COMMERCIAL DEVELOPMENT on 20.88 acres at 931 West Owens Avenue (APN 139-28-503-025), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. City Council Approval Letter for Z-0093-93(2)

**MOTION:**

**EVANS – APPROVED subject to conditions – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, explained staff had reviewed the application and found that it complies with Title 19 requirements and satisfies a condition of the previously approved site plan. He recommended approval.

JOHN EDMOND, Managing Member of Edmond Town Center, LLC, appeared and pointed out the improvements to the center and the lease agreements requiring tenants properly maintain their signage.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 37 – MSP-13599

**MINUTES – Continued:**

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.  
(9:10 – 9:12)  
**2-2931**

**CONDITIONS:**

Planning and Development

1. Site development to comply with all applicable conditions of approval for Z-93-93 and all other subsequent site-related actions.

Public Works

2. Signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The sign base shall not be located within existing or proposed public sewer or drainage easements.
3. Site development to comply with all applicable conditions of approval for Z-93-93 and all other subsequent site-related actions.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**MSH-13365 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways TO ADD AN ALTERNATE ALIGNMENT FOR MOUNTAINS EDGE PARKWAY AS A FREEWAY/EXPRESSWAY, Ward 6 (Ross).

**SET DATE: 06/21/06**

**C.C.: 07/19/06**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>6</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letters by John T. Moran, Jr. on behalf of Siegfried & Roy

**MOTION:**

**DUNNAM – APPROVED subject to condition – Motion carried with TRUESDELL, STEINMAN and DAVENPORT voting NO**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

RANDY FULTZ, Public Works Department, stated this amendment is to allow consideration for an alternative alignment for Mountain Edge Parkway. The advantages of the alternative alignment include: 57 less acres than the existing alignment as a result of a more efficient crossing of US-95; Nevada Department of Transportation (NDOT) is in support because it increases the spacing to the future Horse Drive Interchange to a mile and a half; all utilities would be included in a single corridor along the western edge of Puli Road;

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 38 – MSH-13365

**MINUTES – Continued:**

the realignment would include all Nevada Power, roadway, drainage and future transit facilities; it would minimize visual and auditory impacts to the west; it would provide an additional 360 acres with flood protection and a buffer between the Red Rock Conservation area and the future developed area.

GEORGE KROMER, 612 South Third Street, appeared in opposition as he felt this amendment would unfairly favor one developer over another. Additionally he would lose a significant amount of land to the new alignment and would be left without sufficient access. He felt that he had not been given sufficient notice and that this amendment unfairly punishes investors who purchased property based on the original alignment. JUSTIN SMERVER appeared on behalf of Rancho Drive LLC who is opposed because their property has already been negatively impacted and would be taken in the alternative alignment. BOB MORANTO, 3360 West Arby Avenue, appeared in opposition because his land would be taken in the alternative alignment. AL TWAINY, 5300 West Sahara Avenue, appeared in opposition because he will be negatively impacted by the change. CHARLES LAMB, 1096 East Sahara Avenue, appeared in opposition because his family's property would be adversely affected.

In response to COMMISSIONER EVANS' inquiry regarding proper notification of the affected property owners, MR. FULTZ stated some of the property owners who had spoken in opposition had attended the neighborhood meeting held by Public Works Department. In response to CHAIRMAN TROWBRIDGE'S question regarding compensation of the negatively impacted property owners, MR. FULTZ explained this application was merely to identify this alternative alignment which would allow the City to pursue land exchanges, including the purchase of any necessary right-of-ways.

COMMISSIONER TRUESDELL expressed concern that an alternative alignment was being proposed after all the effort that had gone into approving the current alignment. He questioned the motivation for creating the alternative alignment for the benefit of one developer at the expense of others and further pressed for information on the allocation of any savings by the City resulting from this alternative alignment.

CHAIRMAN TROWBRIDGE observed that accepting this alternative alignment would be beneficial to some property owners at the City's expense. In response to CHAIRMAN TROWBRIDGE'S and COMMISSIONER EVANS inquiries, MR. FULTZ confirmed that this application was merely to present this alignment as an alternative, not a request to replace the existing alignment.

COMMISSIONER DUNNAM expressed his support because the acreage saved would be a

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 38 – MSH-13365

**MINUTES – Continued:**

benefit to the City. He felt the public had adequate notice since staff had sent out two notices and it had been included in both COUNCILMAN ROSS'S and CLARK COUNTY COMMISSIONER MAXFIELD'S newsletters. He emphasized approval would enable the City to study and explore the alternative alignment further.

In response to COMMISSIONER STEINMAN'S question, MR. FULTZ confirmed this application would return to the Commissioners for a final decision. At COMMISSIONER STEINMAN'S request, MR. FULTZ described the proposed on-ramps for the alternative alignment and the plans for the extension of the parkway through North Las Vegas.

COMMISSIONER TRUESDELL stated he would not support this application because he was not satisfied by MR. FULTZ explanation of the saved acreage, observing that accepting the alternative alignment would amount to the City giving away the land intended for the original alignment.

During the discussion for Item 14 [SUP-12902] and Item 15 [SDR-12901], MARGO WHEELER corrected her initial announcement that approval of this item was final action and stated it would be heard by the City Council on 7/19/2006.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:21 – 6:52/6:55 – 6:56)

**1-647/1-1794**

**CONDITIONS:**

Public Works

1. City Staff is empowered to modify this application, if necessary, for technical concerns or other related review actions provided current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is satisfied.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**RQR-13440 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: JAY BROWN - OWNER: MARY BARTSAS 22, LLC** - Required One-Year Review of an approved Special Use Permit (SUP-5802) WHICH ALLOWED A SUPPER CLUB at 2100 Fremont Street (APN 139-35-803-015), C-2 (General Commercial) Zone, Ward 3 (Reese).

**IF APPROVED: C.C.: 07/19/06**

**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

**0**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

**0**

**RECOMMENDATION:**

Staff recommends this item be **STRICKEN**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. City Council Approval Letter for SUP-5802
5. Letter from John Brown on behalf of the closed business

**MOTION:**

**EVANS – Motion to STRIKE Item 39 [RQR-13440] and TABLE Item 11 [GPA-12373], Item 12 [ZON-12377], Item 13 [SUP-12376], Item 25 [VAR-13543], Item 26 [SDR-13540], Item 28 [VAR-13839] and Item 29 [SUP-11430] – UNANIMOUS**

**MINUTES:**

The applicant had requested to strike Item 39 [RQR-13440] as the business is no longer operating and staff supported that request.

(6:03 – 6:09)

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-13480 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC. - Request for a Site Development Plan Review FOR A PROPOSED TELECOMMUNICATIONS FACILITY on 3.09 acres at the southwest corner of Ernest May Lane and Robin Lane (APN 139-29-715-003), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).**

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**  
**City Council Meeting**

<b>0</b>

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**TRUEDELL – APPROVED subject to conditions and deleting Condition 3 – UNANIMOUS**

**This is Final Action**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

STEVE SWANTON, Planning and Development Department, stated this proposal is for a small and unmanned facility on a small parcel. It meets all Title 19 requirements, will be held to all previous conditions of approval, and staff recommended approval.

STEVE SHORE, Vice-President of Cox Communications, 121 South Martin Luther King Drive, appeared on behalf of the applicant and requested clarification of Conditions 3, 4 and 13. He



PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 40 – SDR-13480

**MINUTES – Continued:**

explained that complying with those conditions might be problematic since the original parcel has been subdivided and sold to another company. Regarding Condition 13, MR. SHORE'S interpretation was that the applicant is being required to write a check to the City for an unspecified amount and he requested be condition deleted.

In response to COMMISSIONER TRUESDELL'S inquiry regarding Condition 13, BART ANDERSON, Public Works Department, explained that any disturbance to a site, two acres or greater, is required by both Nevada Revised Statutes and City Code to do a drainage study. If the drainage study identifies drainage improvements that need to be performed caused by run-off from the site, the applicant is responsible for making those improvements. If the parcel is part of a larger project, the applicant can contribute monies equal to the amount needed for construction. MR. ANDERSON further clarified that Condition 13 is a standard condition of approval which requires the applicant to perform a drainage study, determine what improvements are needed to protect their site, and then either make those improvements or make a contribution for the future installation should those improvements affect neighboring parcels. MR. ANDERSON reiterated staff's willingness to work with the applicant to meet this condition. MR. SHORE stated the applicant would be able to meet Condition 13.

MARGO WHEELER, Director of Planning and Development, agreed with COMMISSIONER TRUESDELL'S contention that Condition 3 had been met and could be deleted.

COMMISSIONER TRUESDELL observed that Condition 4 had already been met and MS. WHEELER explained that Condition 4 is restatement of the conditions of approval. MR. SHORE reiterated his acceptance of all conditions.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(8:16 – 8:29)

**2-762**

**CONDITIONS:**

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/09/06, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
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**CONDITIONS – Continued:**

3. The applicant shall be required to submit a reversionary map making the entire Cox Communications property one parcel.
4. The site shall comply with the conditions of approval for Site Development Plan Reviews (SD-0076-01 and SD-0046-00), Variance (V-0049-00), Special Use Permit (U-0127-00), and Vacation (VAC-0004-00).
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
10. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
11. Landscape and maintain or improve all unimproved right-of-way at the southeast corner of the intersection of Robin Lane and Ernest May Lane adjacent to this site.
12. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site at the southeast corner of the intersection of Robin Lane and Ernest May Lane prior to occupancy of this site.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
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**CONDITIONS – Continued:**

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

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**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

**SUBJECT:**

**SDR-13496 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICK LASWELL - OWNER: MOUNTAIN VIEW ASSEMBLY OF GOD -**  
Request for a Site Development Plan Review FOR THE PROPOSED ADDITION OF THREE TEMPORARY MODULAR BUILDINGS TO AN EXISTING SCHOOL on 20.07 acres at 3850 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Reese).

**P.C.: FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>
<b>City Council Meeting</b>	

**RECOMMENDATION:**

Staff recommends **APPROVAL**.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

**MOTION:**

**EVANS – DENIED – UNANIMOUS**

**To be heard by the City Council on 7/19/2006**

**MINUTES:**

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

STEVE SWANTON, Planning and Development Department, explained this application is for the expansion of the existing private school. The buildings will match existing structures in color, height and size. Staff recommended approval with an expiration of four years after the date of final approval.

JOHN RICKS, architect, 250 North Golddust Circle Drive, Santa Ana, California, and RICK LASWELL, 3900 East Bonanza Road, appeared on behalf of the applicant and agreed to all conditions.

PLANNING COMMISSION MEETING OF JUNE 22, 2006  
Planning and Development Department  
Item 41 – SDR-13496

**MINUTES – Continued:**

In response to COMMISSIONER EVANS' inquiry, MR. RICKS stated the proposed buildings would be 30 feet away from the residential homes' backyards. MR. RICKS stated permanent buildings were planned, but he had no timetable regarding their construction. COMMISSIONER EVANS observed that four years is a long time for a temporary structure to exist, especially in light of the fact that no landscaping is being required. MR. RICKS pointed out that these buildings would utilize the existing fire access and that landscaping was a condition of approval.

MR. LASWELL informed CHAIRMAN TROWBRIDGE that the applicant was seeking three additional buildings to bring the total to nine buildings and stated the six existing buildings had been in place since the '90s.

In response to CHAIRMAN TROWBRIDGE'S question, MARGO WHEELER, Director of Planning and Development, explained the two-year period mentioned in the conditions was the time frame for the applicant to exercise the building permit and not the four-year review suggested by staff.

FLINN FAGG, Planning and Development Department, added that the existing buildings were approved as part of the site plan and no expiration date had been included. MR. FAGG also confirmed for COMMISSIONER EVANS that the existing buildings could remain indefinitely unless an additional condition was placed upon them.

COMMISSIONER DUNNAM expressed concern that the existing buildings did not have paved fire access. He stated he could not support this application because it was apparent that the temporary structures are permanent. If the application were approved, he suggested an additional condition requiring paved fire access.

CHAIRMAN TROWBRIDGE stated his reluctance to support a request for three additional buildings when six already exist. While he acknowledged the financial constraints faced by a private school, he observed that enrollment was skyrocketing and he questioned the priorities of the school.

COMMISSIONER TRUESDELL stated he supports temporary buildings when they are temporary, and acknowledged there are no easy solutions. He expressed concern regarding paved fire access and safety.

MR. RICKS pointed out the current fire access that is paved with crushed aggregate. MR. LASWELL

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**MINUTES – Continued:**

also pointed out the existing parking lot is paved and has access to the temporary buildings. He described the plans to build the new sanctuary and school wing in January and acknowledged the temporary buildings had been in place for a long time.

COMMISSIONER STEINMAN expressed concern that the applicant shared plans for a new sanctuary but not a permanent school facility. He observed that the existing temporary buildings had become permanent and was not satisfied with the existing fire access. MR. LASWELL confirmed COMMISSIONER STEINMAN'S statement that the play area was being removed to make room for the new sanctuary with no plans for its replacement. He stated he could not support this application and COMMISSIONER EVANS concurred.

COMMISSIONER EVANS encouraged the applicant to return with a better proposal with more permanence because he could not support a school made of temporary structures for an extended period of time.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(9:12 – 9:25)

**2-3036**



**PLANNING COMMISSION AGENDA**  
**PLANNING COMMISSION MEETING OF: JUNE 22, 2006**

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

**MINUTES:**

NONE

**MEETING ADJOURNED AT 9:26 P.M.**

Respectfully submitted:

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YDOLEENA YTURRALDE, DEPUTY CITY CLERK

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CARMEL VIADO, DEPUTY CITY CLERK